

Chapter 11

MHP (Manufactured Home Park) District

Section 11.01 Purpose

Consistent with the Township's goal to provide a mix of housing styles, types, and densities to accommodate the residential needs of all people, the Manufactured Home Park District is intended to provide regulations for manufactured home residential developments to permit additional variety in housing opportunities and choices.

Section 11.02 Permitted Uses

No land or buildings in the MHP District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. State licensed manufactured home parks.
- B. State licensed residential family care facilities.
- C. Essential public services.

Section 11.03 Special Land Uses

No land or buildings in the MHP District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Public parks and recreation areas.
- B. Community Centers.

Section 11.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Chapter 3.
- B. Site Plan Review as may be required in accordance with Section 15.01.
- C. Off-Street Parking as may required in accordance with Section 15.02.
- D. Signs are permitted in accordance with the requirements of Section 15.03.
- E. All uses shall be served by public sewer and water facilities, or by an approved community system.

Section 11.05 General Requirements

- A. All manufactured home parks shall comply with the applicable requirements of Public Act 96 of the Michigan Public Acts of 1987, as amended, provided further that said developments meet the standards and conditions and all other provisions as herein established.

- B. The parking of more than one (1) manufactured home on a single parcel of land or on two (2) or more adjoining parcels of land under common ownership shall be illegal in Markey Township, irrespective of the requirements of any other ordinance of Markey Township, unless such parcel or parcels of land shall have been approved as a licensed manufactured home park under the provisions of this Chapter.

- C. All applications for manufactured home parks must be approved by the Township Board, upon the recommendation of the Planning Commission, in accordance with the provisions of this Section.

- D. The Planning Commission and Township Board shall consider the conformance of the manufactured home park with the adopted rules of the Mobile Home Commission of the State of Michigan and the following additional standards:
 - 1. Whether the proposal is in accordance with the Markey Township Master Plan.
 - 2. Whether the density of the proposed development could adversely affect adjacent properties and land uses.
 - 3. Whether the proposed development can be reasonably expected to constitute a health hazard or public nuisance to adjacent properties because of inappropriate or inadequate sanitation and/or drainage facilities.
 - 4. Whether the proposed development produces excessive demands on available fire and police protection or other community services.
 - 5. Whether the traffic characteristics of the proposed development may create a hazard or place an excessive burden on adjacent public roads or pedestrian facilities.

- E. **Manufactured Home Sales**
 - 1. No person desiring to rent a dwelling unit site shall be required, as a condition of such rental, to purchase a manufactured home from the owner or operator of the manufactured home park as long as the manufactured home intended to be located on such site conforms in size, style, shape, price, or other such requirements as may be required by any reasonable manufactured home park rules and regulations.
 - 2. The business of selling new and/or used manufactured homes as a commercial operation in connection with the operation of a manufactured home development is prohibited. New or used manufactured homes located on lots within the manufactured home development to be used and occupied within the manufactured home park may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a new or used manufactured home by a resident of the manufactured home development, provided the development permits the sale.